
**CITY OF TEMPE
HEARING OFFICER**

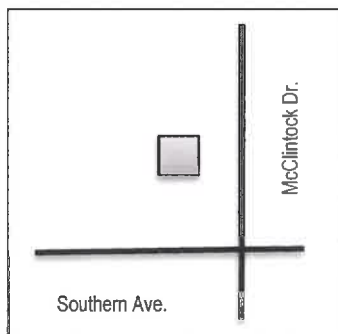
**Meeting Date: 12/06/2022
Agenda Item: 2**

ACTION: Request approval to abate public nuisance items at the Bay Property located at 1509 E. Del Rio Drive. The applicant is the City of Tempe – Code Compliance.

FISCAL IMPACT: \$4,700 for abatement request: front, side and back landscape cleanup, remove trash, debris and miscellaneous items from front, side, back yards and driveway.

RECOMMENDATION: Staff – Approval of 180-day open abatement

BACKGROUND INFORMATION: City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the BAY PROPERTY. The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE220242 : front, side and back landscape cleanup, remove trash, debris and miscellaneous items from front, side, back yards and driveway.



Property Owner
Applicant
Zoning District:
Code Compliance
Inspector:

Warren Bay
City of Tempe – Code Compliance
R1-6, Single Family Residential
Melissa Ensing

ATTACHMENTS: Supporting Attachment

STAFF CONTACT: Drew Yocom, Code Administrator (480-858-2190)

Department Director: Jeffrey Tamulevich, Department Director
Legal review by: N/A
Prepared by: Barbara Simons, Code Inspector
Reviewed by: Drew Yocom, Code Administrator

COMMENTS:

Code Compliance is requesting approval to abate the Bay Property located at 1509 E. Del Rio Drive, in the R1-6 Single Family Residential district. This case was initiated 01/11/2022, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement, the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve a 180-day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

HISTORY & FACTS:

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

ABATEMENT

Planning Application Submittal Form

Part 1 of 2

City of Tempe
Community Development Department
31 East 5th Street, Garden Level, Tempe, Arizona 85281
(480) 350-4311 Fax (480) 350-8677
Planning Fax (480) 350-8872
<http://www.tempe.gov/planning>



All applications must be accompanied by the required plans, submittal materials, and correct fee(s)

PROJECT INFORMATION - REQUIRED			
PROJECT NAME	BAY PROPERTY ABATEMENT	EXISTING ZONING	R1-6 <input type="checkbox"/>
PROJECT ADDRESS	1509 E DEL RIO DR., TEMPE, AZ 85282	SUITE(S)	<input type="checkbox"/>
PROJECT DESCRIPTION	ABATEMENT OF CE220242 DECEMBER 06, 2022	PARCEL No(s)	133-33-130 <input type="checkbox"/>

PROPERTY OWNER INFORMATION - REQUIRED (EXCEPT PRELIMINARY SITE PLAN REVIEW & SIGN TYPE K)			
BUSINESS NAME		ADDRESS	1509 E. Del Rio Dr.
CONTACT NAME	Warren Bay	CITY	Tempe
EMAIL		PHONE 1	
		PHONE 2	

I hereby authorize the applicant below to process this application with the City of Tempe.

PROPERTY OWNER SIGNATURE	X	DATE	
or attach written statement authorizing the applicant to file the application(s)			

APPLICANT INFORMATION - REQUIRED			
COMPANY / FIRM NAME	CITY OF TEMPE/CODE ENFORCEMENT	ADDRESS	21 E. 6TH STREET, SUITE 208
CONTACT NAME	MELISSA ENSING/CODE INSPECTOR	CITY	TEMPE
EMAIL	melissa_ensing@tempe.gov	PHONE 1	480-858-2085
		PHONE 2	

I hereby attest that this application is accurate and the submitted documents are complete. I acknowledge that if the application is deemed to be incomplete it will be returned to me without review, to be resubmitted with any missing information.

APPLICANT SIGNATURE	X <i>Melissa</i>	DATE	10/27/2022
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BUSINESS INFORMATION - REQUIRED FOR USE PERMITS & SIGN DPRs			
BUSINESS NAME		ADDRESS	
CONTACT NAME		CITY	
TYPE OF BUSINESS		PHONE	
		EMAIL	

APPLICATION (Check all that apply)	QTY	SPECIFIC REQUEST (See Planning & Zoning Fee Schedule for types)	FOR CITY USE ONLY (Planning record tracking numbers)	
<input type="checkbox"/> A. PRELIMINARY SITE PLAN REVIEW			SPR	
<input type="checkbox"/> B. ADMINISTRATIVE APPLICATIONS			ADM	
<input type="checkbox"/> C. VARIANCES			VAR	
<input type="checkbox"/> D. USE PERMITS / USE PERMIT STANDARDS			ZUP	
<input type="checkbox"/> E. ZONING CODE AMENDMENTS			ZOA	ZON
<input type="checkbox"/> F. PLANNED AREA DEVELOPMENT OVERLAYS			PAD	REC
<input type="checkbox"/> G. SUBDIVISION / CONDOMINIUM PLATS			SBD	REC
<input type="checkbox"/> H. DEVELOPMENT PLAN REVIEW			DPR	
<input type="checkbox"/> I. APPEALS				
<input type="checkbox"/> J. GENERAL PLAN AMENDMENTS			GPA	
<input type="checkbox"/> K. ZONING VERIFICATION LETTERS			ZVL	
<input checked="" type="checkbox"/> L. ABATEMENTS			CE	CM
<input type="checkbox"/> M. SIGN TYPE K			GO	SE
TOTAL NUMBER OF APPLICATIONS	0			

FOR CITY USE ONLY			
DS TRACKING #		FILE APPLICATION WITH CE / CM / IP TRACKING #	DATE RECEIVED (STAMP)
PL TRACKING #			VALIDATION OF PAYMENT (STAMP)
SPR TRACKING # (if 2 nd or 3 rd submittal, please use Planning Resubmittal Form)			TOTAL APPLICATION FEES
			RECEIVED BY INTAKE STAFF (INITIALS)

SEE REVERSE SIDE FOR REQUIRED PROJECT DATA



DATE: October 27, 2022
TO: Jack Scofield, Senior Code Inspector
FROM: Melissa Ensing, Code Inspector
SUBJECT: CE220242, Warren Bay Property Abatement

LOCATION: 1509 E Del Rio Dr., Tempe, AZ 85282

PARCEL: 13333130

OWNER: Warren Bay
1509 E. Del Rio Dr.
Tempe, AZ 85282

FINDINGS:

01/11/2022 Inspected property and found unregistered black Jeep Cherokee AZ WCA1CYA lawn parking on front yard landscape. Notice to comply mailed to owner.

01/26/2022 The Code Compliance Division received an additional complaint for trash and debris.

01/27/2022 Inspected property and found the vehicle still lawn parking. I also observed the house under renovation with trash and debris in the yard and driveway. Mailed notice to comply to owner.

02/10/2022 Inspected property and observed further deterioration. Mailed final notice to owner to comply.

02/17/2022 The Code Compliance Division received an additional complaint for trash and lawn parking.

02/24/2022 Inspected property and observed property still in violation with lawn parking along with trash and debris. I knocked on the door to contact the owner. I heard people talking but no one answered the door. Hung pink compliance or contact placard on the door for the owner.

02/25/2022 Inspected property and the unregistered vehicle had been removed from the property and the trash and debris improved.

03/08/2022 The Code Compliance Division received an additional complaint for holes in

roof and over height grass and weeds.

03/11/2022 Inspected property and observed it was being actively renovated. Unregistered vehicle returned, grass and weeds in front yard landscape, and trash and debris in driveway. Posting final notice to property.

03/14/2022 I knocked on door to contact owner. No one answered. I posted final notice to property. Black unregistered vehicle in the driveway.

03/14/2022 The Code Compliance Division received an additional complaint for deteriorated landscape, junk, trash and debris, lawn parking, and deteriorated roof.

03/21/2022 Neighbor Ashton Ferris called and spoke with me regarding his concerns about this property. He mentioned drug use and a garage fire caused from an electrical problem.

03/25/2022 Inspected property and observed no improvement along with new violations. Mailed and posted final notice to property with all violations: unregistered vehicle, lawn parking, trash and debris, deteriorated landscape, deteriorated exterior paint, deteriorated roof, and broken windows. I knocked on the door again and no one answered.

04/11/2022 The Code Compliance Division received an additional complaint for homeowner living in condemned home.

04/27/2022 Inspected property and property further deteriorated. Tiles off roof, front windows broken, deteriorated landscape which includes grass and weeds in gravel front yard, trash and debris, vehicle did get registered and at the time was on a jack stand. Owner failed to contact me. First Civil Citation issued. Mailed certified and regular mail.

05/11/2022 Owner failed to appear for court

05/18/2022 Property had not improved. Owner did not contact me. Second Civil Citation issued for trash and debris, deteriorated landscape, deteriorated paint, deteriorated roof and broken windows. Posted to property.

06/02/2022 First Civil Citation that was sent certified mail came back. I posted to property. I put my business card with the citation.

06/10/2022 Inspected property observed no improvement. Owner has not contacted me. Owner failed to appear in court for first and second Citations. Third Civil Citation issued for trash and debris, deteriorated landscape, deteriorated paint, deteriorated roof and broken windows. Posting to property.

06/13/2022 When I went to property to post the Third Civil Citation, Officer Brandon Lundberg with the Tempe Police Dept. was there for a police matter regarding animal cruelty. I spoke with Officer Lundberg about the history of the complaints. Later that day he sent me three possible phone numbers for the owner. While we were talking the

neighbor across the street came out to speak with us. She stated she had just spoke with Warren Bay and he stated he was going to sell the house and had someone interested.

06/28/2022 Inspected property with no improvement. Owner failed to appear in court for Third Civil Citation. I tried contacting Warren Bay with the phone numbers Officer Lundberg provided me. I left a voicemail on 480-730-8130, I received a busy signal for 480-886-3688, and there was no answer on 480-577-6177.

07/11/2022 I attempted to contact owner again by phone without success. Criminal packet submitted for Warren Bay due to lack of compliance.

07/19/2022 Posted notice of intent to abate to property and mailed to property owner.

09/06/2022 Attended Abatement Hearing and abatement for the front and side yards was approved.

09/13/2022 The Code Compliance Division received an additional complaint for people living in the rear yard.

09/13/2022 I inspected property and observed a tent set up in the rear yard/trash and debris/deteriorated rear gate as well as deteriorated landscape in the rear yard. The front door was open slightly to allow an extension cord to be ran into the house. I observed a danger sign posted on the front of the property from Tempe Fire Medical Rescue. There was trash and debris in the driveway. The front and side yard landscape was still deteriorated.

09/14/2022 The Code Compliance Division received an additional complaint for people living in the rear yard and trash and debris in rear yard.

09/20/2022 Owner Warren Bay was arrested for the Criminal Packet Bench Warrant. Warren Bay pled guilty to the trash and debris in the front and side yards.

09/27/2022 While inspecting property I spoke with Warren Bay said he had a meeting with a realtor to sell the property later today. The landscape in the front, side and rear yards were still deteriorated. There was trash and debris all through out the rear yard. I gave Warren Bay my business card and asked him to keep me updated.

10/12/2022 I inspected property and the property was further deteriorated in the front, side and rear yards. There was more trash and debris in the rear yard with the gate further deteriorated. The grass and weeds in the rear yard. I mailed a Final Notice with the rear yard violations added to the notice. I also posted to property.

10/27/2022 Posted notice of intent to abate to property and mailed to property owner.


RECOMMENDATIONS:

I recommend an abatement of the nuisance violations at the property 1509 E Del Rio Dr. due to property owner's failure to bring property into compliance with Tempe City Code 21-3.B.8 and 21-3.B.1. Mr. Bay has been given ample time to come into compliance and maintain the property. The property owner has been issued 3 civil citations and has failed to appear to court for those citations. There has been no indication that the property owner will bring the property into compliance. The property represents a health hazard and an eyesore to the community.

Without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Community Development Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order.

Respectfully submitted,

Melissa Ensing
Code Inspector

ACTION TAKEN: Submit
NAME 
DATE: ~~10~~ 11/1/22



NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

DATE: 10/27/2022
CASE #: CE220242

BAY WARREN
1509 E DEL RIO DR
TEMPE, AZ 85282

This serves as notification of the City of Tempe's intentions regarding the abatement of code violations on the following described property:

LOCATION: 1509 E DEL RIO DR TEMPE, AZ 85282
PARCEL: 13333130A

This office will submit this complaint to the Community Development Abatement Hearing Officer located at the Tempe City Council Chambers **12/06/2022**. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

- CC 21-3.b.1** Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
- CC 21-3.b.8** Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

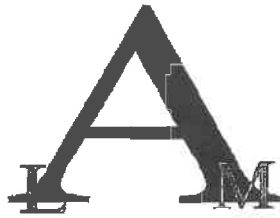
As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below. If the violation(s) have not been corrected, our office will proceed with the abatement process.

- CC 21-3.b.1 REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT, SIDE, AND REAR YARDS AND DRIVEWAY.**
- CC 21-3.b.8 REMOVE GRASS AND WEEDS FROM FRONT, SIDE, AND REAR YARDS YARDS.**
- GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND WEEDS, WILDFLOWERS PERMITTED.**

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be **\$4,700.00**. In addition to the actual cost of abatement, an administrative charge of fifteen percent (15%) of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the city for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480)350-4311.

Code Inspector: Melissa Ensing
Phone Number: 480-858-2085
E-mail: Melissa_Ensing@tempe.gov



Artistic Land Management, Inc.

October 18, 2022

City of Tempe
Attn: Melissa Ensing
Code Inspector

RE: Clean-Up at 1509 E. Del Rio Dr.

Thank you for giving Artistic Land Management, Inc the opportunity to serve your landscaping needs. Below is our price to provide all labor, equipment, landfill fees, and supervision to perform the work listed below at 1509 E. Del Rio Dr, Tempe, AZ. Please give us a call for any questions you may have at 480-821-4966.

Scope of Work

- Remove grass and weeds from gravel landscape in front and backyard
- Remove trash and debris from the front and backyard
- PD presence on-site for duration of the visit

Total = \$4,700.00

Respectfully,

Jose Hernandez

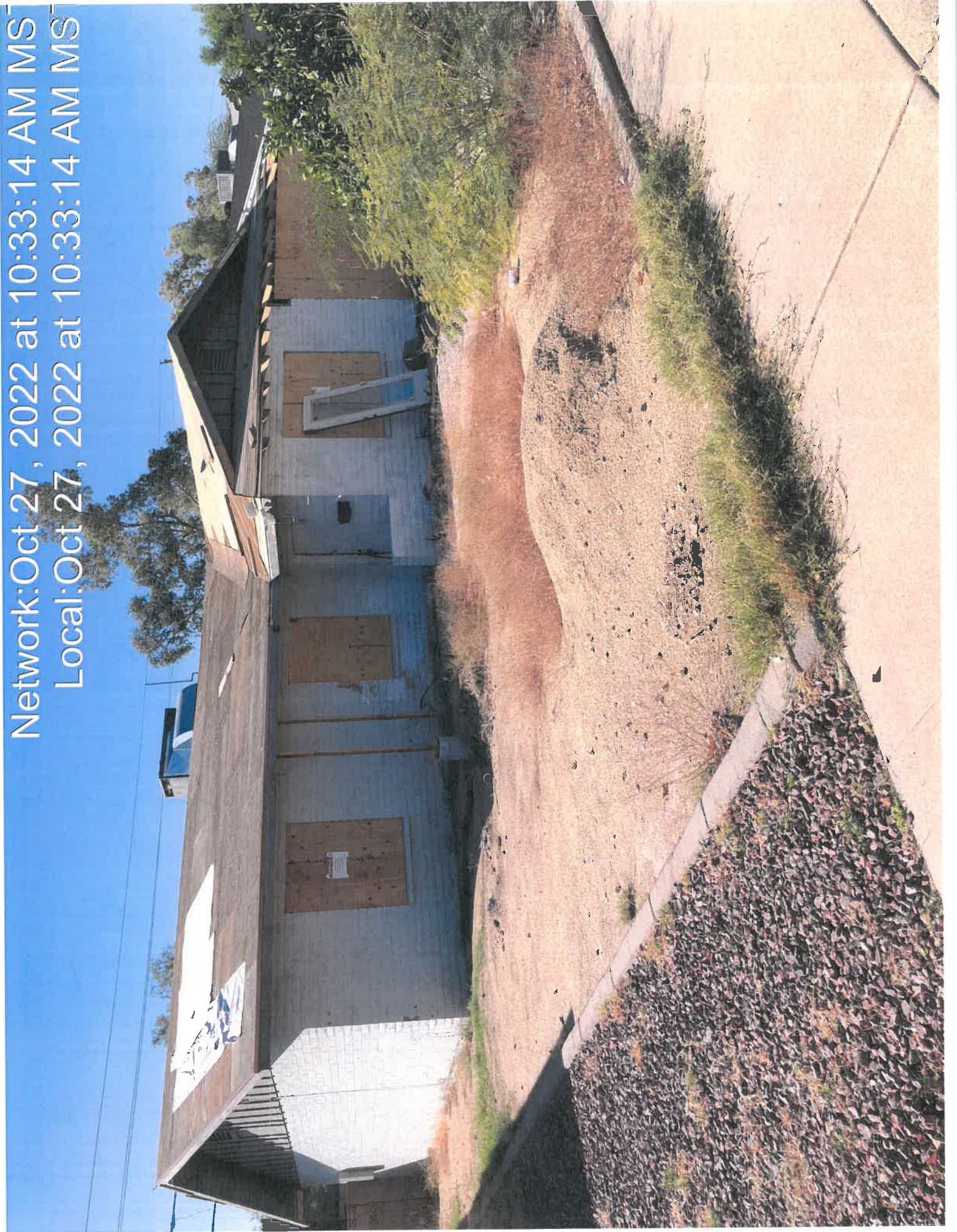
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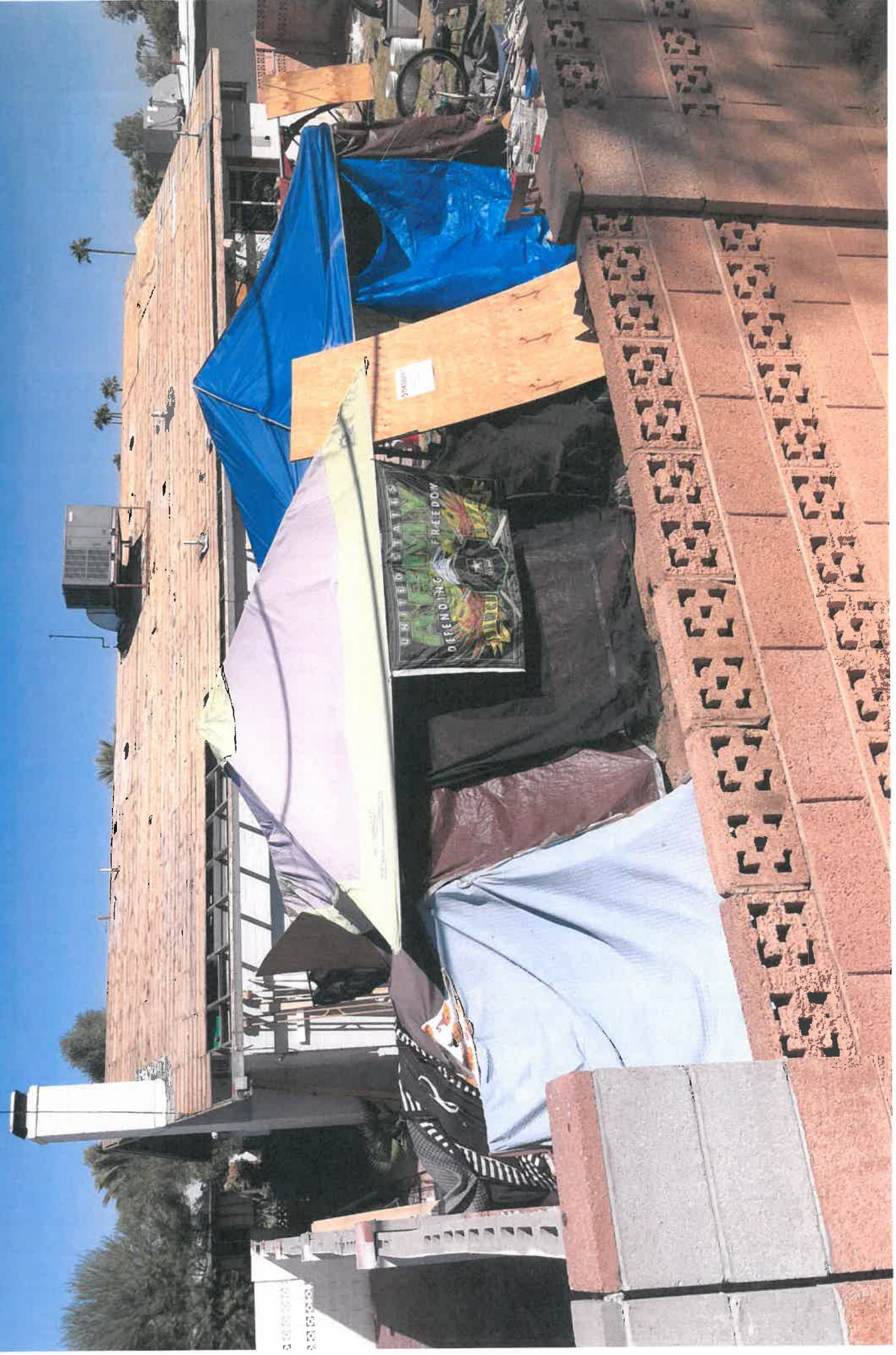
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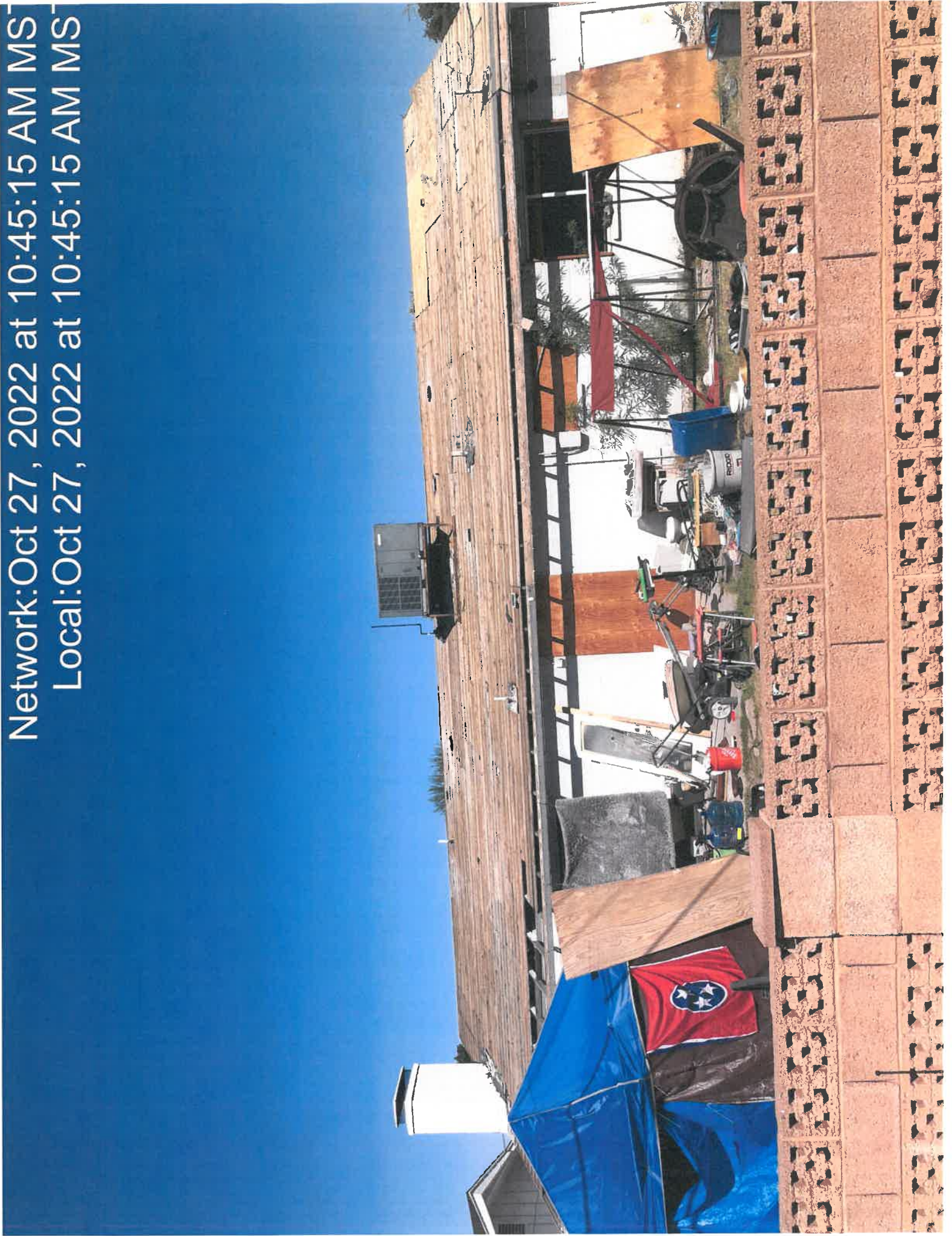
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Local: Oct 27, 2022 at 10:41:38 AM MS -





COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

01/11/2022

BAY WARREN
1509 E DEL RIO DR
TEMPE, AZ 85282

Case #: CE220242
Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/11/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation	SITE REINSP ON OR AFTER
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed	
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking	
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	1/25/2022
CC 21-3.b.4	REMOVE VEHICLE FROM FRONT YARD LANDSCAPING.	1/25/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

01/11/2022

BAY WARREN
1922 E PALOMINO DR
TEMPE, AZ 85284

Case #: CE220242
Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 01/11/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
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CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	1/25/2022
CC 21-3.b.4	REMOVE VEHICLE FROM FRONT YARD LANDSCAPING.	1/25/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

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COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
 CORRECTION NOTICE

01/28/2022

BAY WARREN
 1509 E DEL RIO DR
 TEMPE, AZ 85282

Case #: CE220242
 Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

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CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building	
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	02/10/2022
CC 21-3.b.4	REMOVE VEHICLE FROM FRONT YARD LANDSCAPING.	02/10/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT YARD AND DRIVEWAY.	02/10/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
 Code Inspector

Direct: 480-858-2085
 Code Compliance: 480-350-4311
 Email:Melissa_Ensing@tempe.gov

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Civil and Criminal Penalties

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COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
CORRECTION NOTICE

01/28/2022

BAY WARREN
1922 E PALOMINO DR
TEMPE, AZ 85284

Case #: CE220242
Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

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Section	Violation
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CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	02/10/2022
CC 21-3.b.4	REMOVE VEHICLE FROM FRONT YARD LANDSCAPING.	02/10/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT YARD AND DRIVEWAY.	02/10/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).
Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

02/10/2022

BAY WARREN
1509 E DEL RIO DR
TEMPE, AZ 85282

Case #: CE220242
Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/10/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	02/24/2022
CC 21-3.b.4	REMOVE VEHICLE FROM FRONT YARD LANDSCAPING.	02/24/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT YARD AND DRIVEWAY.	02/24/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).
Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

02/10/2022

BAY WARREN
1922 E PALOMINO DR
TEMPE, AZ 85284

Case #: CE220242
Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 02/10/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	02/24/2022
CC 21-3.b.4	REMOVE VEHICLE FROM FRONT YARD LANDSCAPING.	02/24/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT YARD AND DRIVEWAY.	02/24/2022

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).
Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

03/11/2022

BAY WARREN
 1509 E DEL RIO DR
 TEMPE, AZ 85282

Case #: CE220242
 Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/11/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	3/25/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT YARD AND DRIVEWAY.	3/25/2022
CC 21-3.b.8	PLEASE REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS. GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND WEEDS, WILDFLOWERS PERMITTED.	3/25/2022

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
 Code Inspector

Direct: 480-858-2085
 Code Compliance: 480-350-4311
 Email: Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).
Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38,

subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

03/11/2022

BAY WARREN
 1922 E PALOMINO DR
 TEMPE, AZ 85284

Case #: CE220242
 Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/11/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation		SITE REINSP ON OR AFTER
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed		
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building		
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance		
PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION			
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.		3/25/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT YARD AND DRIVEWAY.		3/25/2022
CC 21-3.b.8	PLEASE REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS. GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND WEEDS, WILDFLOWERS PERMITTED.		3/25/2022

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
 Code Inspector

Direct: 480-858-2085
 Code Compliance: 480-350-4311
 Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).
Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38,

subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

03/28/2022

BAY WARREN
 1509 E DEL RIO DR
 TEMPE, AZ 85282

Case #: CE220242
 Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/25/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated appearance
CC 21-4.a.2.e	Broken Window

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	4/27/2022
CC 21-3.b.4	REMOVE VEHICLE FROM FRONT YARD LANDSCAPING.	4/27/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT YARD AND DRIVEWAY.	4/11/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS.	4/27/2022
	GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND WEEDS, WILDFLOWERS PERMITTED.	
CC 21-4.a.2.b	PAINT AREAS OF THE RESIDENCE (EAVES AND FASCIA) THAT HAS MISSING, CURLED, AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	4/27/2022

CC 21-4.a.2.c	REPAIR OR REPLACE AREAS OF THE ROOF THAT HAVE CURLED, ROTTED, OR MISSING SHINGLES. REPLACE MATERIAL MUST BE COMPATIBLE WITH EXISTING ROOF MATERIAL.	4/27/2022
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOWS.	4/27/2022

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

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Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

03/28/2022

BAY WARREN
 1922 E PALOMINO DR
 TEMPE, AZ 85284

Case #: CE220242
 Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 03/25/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.3	An unregistered vehicle outside of or under a roof area not enclosed
CC 21-3.b.4	To permit outside of any single-family or multifamily dwelling or accessory building any camper, vehicle or parts thereof in the front or side area of the building visible from the street that is not on an improved area intended for parking
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated appearance
CC 21-4.a.2.e	Broken Window

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.3	REMOVE BLACK JEEP CHEROKEE AZ WCA1CYA 10/21 OR REGISTER WITH AZ MVD.	4/27/2022
CC 21-3.b.4	REMOVE VEHICLE FROM FRONT YARD LANDSCAPING.	4/27/2022
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT YARD AND DRIVEWAY.	4/11/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT AND SIDE YARDS.	4/27/2022
	GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND WEEDS, WILDFLOWERS PERMITTED.	
CC 21-4.a.2.b	PAINT AREAS OF THE RESIDENCE (EAVES AND FASCIA) THAT HAS MISSING, CURLED, AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	4/27/2022

CC 21-4.a.2.c	REPAIR OR REPLACE AREAS OF THE ROOF THAT HAVE CURLED, ROTTED, OR MISSING SHINGLES. REPLACE MATERIAL MUST BE COMPATIBLE WITH EXISTING ROOF MATERIAL.	4/27/2022
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOWS.	4/27/2022

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

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City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
CODE COMPLIANCE
FINAL CORRECTION NOTICE

10/13/2022

BAY WARREN
1509 E DEL RIO DR
TEMPE, AZ 85282

Case #: CE220242
Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/12/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated appearance
CC 21-4.a.2.e	Broken Window
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT, SIDE, AND REAR YARDS AND DRIVEWAY.	10/27/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT, SIDE, AND REAR YARDS YARDS. GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND WEEDS, WILDFLOWERS PERMITTED.	10/27/2022
CC 21-4.a.2.b	PAINT AREAS OF THE RESIDENCE (EAVES AND FASCIA) THAT HAS MISSING, CURLED, AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	10/27/2022
CC 21-4.a.2.c	REPAIR OR REPLACE AREAS OF THE ROOF THAT HAVE CURLED, ROTTED, OR MISSING SHINGLES. REPLACE MATERIAL MUST BE COMPATIBLE WITH EXISTING ROOF MATERIAL.	10/27/2022
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOWS.	10/27/2022
CC 21-3.b.15	REPAIR OR REPLACE REAR YARD GATE.	10/27/2022

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

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Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT
 CODE COMPLIANCE
FINAL CORRECTION NOTICE

10/13/2022

BAY WARREN
 1922 E PALOMINO DR
 TEMPE, AZ 85284

Case #: CE220242
 Site Address: 1509 E DEL RIO DR, TEMPE, AZ 85282

This is a notice to inform you that this site was inspected on 10/12/2022 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.1	Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building
CC 21-3.b.8	Any landscaping, visible from public property, that is substantially dead, damaged, or characterize by uncontrolled growth, or presents a deteriorated appearance
CC 21-4.a.2.b	Deteriorated exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated appearance
CC 21-4.a.2.c	Deteriorated roof; broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated appearance
CC 21-4.a.2.e	Broken Window
CC 21-3.b.15	A wall or fence deteriorated in appearance or which constitutes a hazard

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.1	REMOVE TRASH, DEBRIS, WOOD, AND OTHER MISC ITEMS FROM THE FRONT, SIDE, AND REAR YARDS AND DRIVEWAY.	10/27/2022
CC 21-3.b.8	REMOVE GRASS AND WEEDS FROM FRONT, SIDE, AND REAR YARDS YARDS. GRAVEL LANDSCAPE MUST BE MAINTAINED FREE OF GRASS AND WEEDS, WILDFLOWERS PERMITTED.	10/27/2022
CC 21-4.a.2.b	PAINT AREAS OF THE RESIDENCE (EAVES AND FASCIA) THAT HAS MISSING, CURLED, AND FADED PAINT. PAINT MUST BE COMPATIBLE WITH EXISTING PAINT.	10/27/2022
CC 21-4.a.2.c	REPAIR OR REPLACE AREAS OF THE ROOF THAT HAVE CURLED, ROTTED, OR MISSING SHINGLES. REPLACE MATERIAL MUST BE COMPATIBLE WITH EXISTING ROOF MATERIAL.	10/27/2022
CC 21-4.a.2.e	REPAIR OR REPLACE BROKEN WINDOWS.	10/27/2022
CC 21-3.b.15	REPAIR OR REPLACE REAR YARD GATE.	10/27/2022

CORRECTIVE ACTION MUST BE COMPLETED OR CITATIONS WILL BE ISSUED.

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Melissa Ensing
Code Inspector

Direct: 480-858-2085
Code Compliance: 480-350-4311
Email:Melissa_Ensing@tempe.gov

Please Note: In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$82.00 pursuant to City Code Section 21-51, subsection (b).

Civil and Criminal Penalties

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702559		Case Number	Social Security Number		Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial	
Driver's License No.		DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D			Incident Report Number CE220242		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language										
Defendant		Name (First, Middle, Last) Warren Bay							Juvenile <input type="checkbox"/>	
Residence Address, City, State, Zip Code 1922 E. Palomino Dr. Tempe, AZ 85284								Telephone: (cell phone) <input type="checkbox"/>		
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address		
Business Address, City, State, Zip Code								Business Phone No. ()		
Vehicle		Color	Year	Make	Model	Style	License Plate	State	Expiration Date	
Registered owner & address, City, State, Zip Code							Vehicle Identification Number			

The Undersigned Certifies That:

On	Month 04	Day 27	Year 2022	Time 11:52	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel	
At	Location 1509 E. Del Rio Dr.							<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> 85282	State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: TCC 21-3 A	ARS Violation: TCC 21-3.B.1 Trash and Debris	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
B	Section: TCC 21-3 A	ARS Violation: 21-3.B.8 Deteriorated landscape	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
C	Section: TCC 21-4 A	ARS Violation: 21-4.A.2.B Deteriorated paint	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
D	Section: TCC 21-4 A	ARS Violation: 21-4.A.2.C Deteriorated roof	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
E	Section: TCC 21-4 A	ARS Violation: 21-4.A.2.E Broken Windows	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: 05/11/2022	Time: Between 9AM & 4PM
		<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court:	Date:	Time:	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.
Court Address, City, State, Zip Code				

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
X	Complainant Melissa S	PSN 17448

Comments: **First Violation \$1000**
Mailed certified

Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____

Date Issued if not violation date _____

COMPLAINT



1702559

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702565		Case Number	Social Security Number		Military	<input type="checkbox"/> Serious Physical Injury	<input type="checkbox"/> Accident	<input type="checkbox"/> Fatality	<input type="checkbox"/> Commercial
Driver's License No.		DLP <input type="checkbox"/>	State	Class	Endorsements M H N P T X D			Incident Report Number CE 220242	
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language									
Defendant Name (First, Middle, Last) Warren Bay								Juvenile	
Residence Address, City, State, Zip Code 1509 E Del Rio Dr. Tempe, AZ 85282								Telephone: (cell phone) ()	
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address	
Business Address, City, State, Zip Code								Business Phone No. ()	
Vehicle Color		Year	Make	Model	Style	License Plate	State	Expiration Date	
Registered owner & address, City, State, Zip Code						Vehicle Identification Number			

The Undersigned Certifies That:

On	Month 05	Day 18	Year 2022	Time 11:01	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace	Direction of Travel
At	Location 1509 E. Del Rio Dr.						<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> 85282	State of Arizona		Area	Dist.

The Defendant Committed the Following:

A	Section: TCC 21-3 A	ARS Violation: TCC 21-3.B.1 Trash and Debris	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
B	Section: TCC 21-3 A	ARS Violation: 21-3.B.8 Deteriorated landscape	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
C	Section: TCC 21-4 A	ARS Violation: 21-4.A.2.B Deteriorated Paint	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
D	Section: TCC 21-4 A	ARS Violation: 21-4.A.2.C Deteriorated roof	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					
E	Section: TCC 21-4 A	ARS Violation: 21-4.A.2.E Broken Windows	<input type="checkbox"/> Domestic Violence Case	<input type="checkbox"/> Criminal	<input type="checkbox"/> Criminal Traffic
	Docket Number	Disp. Code:	Date of Disposition:	Sanction:	<input checked="" type="checkbox"/> Municipal Code <input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense
MVD					

You must appear on the date and time indicated at:	Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753	<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor	Date: 06/01/2022	Time: Between 9AM & 4PM
	<input type="checkbox"/> Court:	<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor	Date: _____	Time: _____ <input type="checkbox"/> AM <input type="checkbox"/> PM
	Court Address, City, State, Zip Code	Date: _____	Time: _____	<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.

Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.	Victim? <input type="checkbox"/>	Victim Notified? <input type="checkbox"/>
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.	I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.	
X	Complainant <i>Melissa S</i>	PSN 17418

Comments: **2nd violation \$1500
Posted to property**

Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license / driving privileges until you comply or reach your 18th birthday. Initials _____

Date issued if not violation date _____

COMPLAINT



1702565

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.

Arizona Traffic Ticket and Complaint

City of Tempe
Maricopa County
State of Arizona



Complaint Number 1702571		Case Number		Social Security Number		Military		<input type="checkbox"/> Serious Physical Injury		<input type="checkbox"/> Accident <input type="checkbox"/> Fatality <input type="checkbox"/> Commercial		
Driver's License No.		DLP <input type="checkbox"/> State <input type="checkbox"/>		Class		Endorsements M H N P T X D				Incident Report Number CE220242		
Interpreter Required? <input type="checkbox"/> Spanish <input type="checkbox"/> Other Language												
Defendant		Name (First, Middle, Last) Warren Bay								Juvenile <input type="checkbox"/>		
Residence Address, City, State, Zip Code 1509 E. Del Rio Dr. Tempe, AZ 85282										Telephone: (cell phone) <input type="checkbox"/>		
Sex	Height	Weight	Eyes	Hair	Origin	Date of Birth	Restrictions	Email Address				
Business Address, City, State, Zip Code										Business Phone No.		
Vehicle		Color	Year	Make	Model	Style	License Plate	State	Expiration Date			
Registered owner & address, City, State, Zip Code							Vehicle Identification Number					
The Undersigned Certifies That:												
On	Month 06	Day 10	Year 2022	Time 09:30	<input checked="" type="checkbox"/> AM <input type="checkbox"/> PM	Speed	Approx.	Posted	R & P	Speed Measurement Device <input type="checkbox"/> Radar <input type="checkbox"/> Laser <input type="checkbox"/> Pace		Direction of Travel
At	Location 1509 E. Del Rio Dr.							<input checked="" type="checkbox"/> Tempe <input type="checkbox"/> 85282	State of Arizona		Area	Dist.
The Defendant Committed the Following:												
A	Section: TCC 21-3 A		ARS Violation: 21-3.B.1 Trash and Debris		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
MVD												
B	Section: TCC 21-3 A		ARS Violation: 21-3 B.5 Deteriorated landscape		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
MVD												
C	Section: TCC 21-4 A		ARS Violation: 21-4.A.2.B Deteriorated Paint		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
MVD												
D	Section: TCC 21-4 A		ARS Violation: 21-4.A.2.C Deteriorated Roof		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
MVD												
E	Section: TCC 21-4 A		ARS Violation: 21-4.A.2.E Broken Windows		<input type="checkbox"/> Domestic Violence Case		<input type="checkbox"/> Criminal <input type="checkbox"/> Criminal Traffic		<input checked="" type="checkbox"/> Municipal Code			
	Docket Number		Disp. Code:		Date of Disposition:		Sanction:		<input type="checkbox"/> Civil Traffic <input type="checkbox"/> Petty Offense			
MVD												
You must appear on the date and time indicated at:		Tempe Municipal Court 140 E. 5th Street Tempe, AZ 85281 Court No. 0753			<input checked="" type="checkbox"/> Traffic Court Suite 150, 1st Floor		Date: 06/24/2022 Time: Between 9AM & 4PM					
		<input type="checkbox"/> Court:			<input type="checkbox"/> Criminal Court Suite 200, 2nd Floor		Date: _____ Time: _____		<input type="checkbox"/> AM <input type="checkbox"/> PM			
		Court Address, City, State, Zip Code			Date:		Time:		<input type="checkbox"/> AM <input type="checkbox"/> PM Court No.			
Criminal: <input type="checkbox"/> Without admitting guilt, I promise to appear as directed hereon.				Victim? <input type="checkbox"/>				Victim Notified? <input type="checkbox"/>				
Civil: <input type="checkbox"/> Without admitting responsibility, I acknowledge receipt of this complaint.				I certify that upon reasonable grounds I believe the defendant committed the act described contrary to law and I have served a copy of this complaint upon the defendant.								
X				Complainant: <i>Melissa S</i>				PSN: 17448				
Comments: Juvenile Notification: Failure to appear or comply as ordered will result in a suspension of your driver's license/driving privileges until you comply or reach your 18th birthday. Initials _____												
Date issued if not violation date												

*3rd violation \$2000
Posted to Property*

COMPLAINT



1702571

If you were charged with a civil ordinance violation and you fail to appear as directed in this complaint, a default judgement will be entered, and a monetary penalty will be imposed.